# Call to Order:

The meeting was called to order at 7:45 p.m. Present were Chair, Joan Duff, members Jay Doherty, Eric Macaux, John McDonnell, Vincent Chiozzi, and associate member Lelani Loder; also present were Paul Materazzo, Director of Planning and Jacki Byerley, Planner.

Ms. Duff, Chair, disclosed that the meeting minutes are recorded and published online, any input from the audience (including their names and addresses) will be appear in the publish minutes, and all Board meetings are broadcast on television and available for viewing.

## 600-800 Federal Street:

The Board opened the public hearings on an application by Leggatt McCall Properties, LLC for a Modification of a Definitive Subdivision (Woodland Park), a Modification of a Major Non-Residential Project, and a Special Permit for Watershed Protection Overlay District on property located at 600-800 Federal Street. The proposed modifications are to expand the existing building at 800 Federal Street from 160,860 gsf to 237,974 gsf. and to combine the lots of 600 and 800 Federal Street plus combine additional lots that front off Chandler Road and reconfigure the cul-de-sac. William Gause, property owner and applicant of 600-800 Federal Street gave an overview of the site and noted they have a tenant that wants to occupy the buildings but they need to expand. Attorney Johnson representing the applicant handed out a PowerPoint presentation to the Board which included background information, the location, the Woodland Park Definitive subdivision, the special permits and the waiver request of build-out of the cul-desac. Susan Mohn of John Crowe Associates representing the applicant reviewed the existing site conditions and the location of the two house lots on Chandler Rd. that will be combined with 600-800 Federal Street. Attorney Johnson noted that Federal Street is privately owned by Federal Street LLC. Ms. Mohn reviewed the proposed site plan, the abutting properties, zoning districts lines, drainage, parking, the proposed emergency access off Chandler Road. Attorney Johnson noted in order to provide access off Chandler Road they need Conservation approval. Ms. Mohn reviewed the grading, wetlands, runoff, the vernal pool, supplemental plantings, the traffic circulation and noted they meet the 2008 Stormwater Management guidelines. Attorney Johnson noted the Fire Department reviewed the circulation and wanted full access to all the buildings. Giles Ham of Vanasse Associates representing the applicant gave an overview of the traffic impact assessment report dated April 10, 2012 which included existing traffic volumes, future traffic volumes, no-build and build traffic volumes and noted they will encourage carpool and bike rakes for employees. Mr. Gause reviewed a rendering of the architecture of the building, the interior floor plan, offices, showcase for their products, and research labs. Ms. Byerley reviewed her memo to the Board dated May 3, 2012 including comments from the IDR conducted on May 1, 2012 and questioned why they need 144 additional spaces then the zoning by-law requires. Mr. Gause noted that the tenant is driving the parking needs. Ms Byerley questioned what the applicant is proposing to do with the dirt paths. Mr. Gause noted they have no plans to remove the dirt paths. Ms. Byerley noted that the traffic report was just on the addition, she would like a traffic report on full build-out of the site and questioned if there was any sidewalks in the parking areas. Ms. Mohn reviewed where the sidewalks were located. Ms. Byerley questioned snow removal, maintenance of the street and parking lots and noted the peer review process for the drainage is in progress. Mr. Gause noted the building will be LEED silver and comply with the stretch energy code. The Board discussed the exterior lighting, and

### 600-800 Federal Street (cont.):

the emergency access at Chandler Road by an electric gate. He also noted that they will maintain the access. Mr. Gause noted that the Chandler Rd. access will be repaved and be permitted by Conservation Commission. The Board listed issues to be discussed at a future meeting: Lisa Olsheskie of 3 Bedford Place expressed concerns regarding traffic, lighting, hours of operation and screening. Mr. Gause noted it is an office use Monday thru Friday 9 am to 5 pm. Attorney Johnson stated that the lighting is not in proximity of residential homes. Ms. Byerley suggested the residential homes be shown on the plan. Anthony Christopher of 5 Suffolk Circle expressed concern regarding the screening near the new parking area. Ms. Mohn reviewed the landscaping plan in that area. Gerald Caruso of 12 Somerset Drive handed the Board a letter not dated outlining his concerns; he also expressed concern regarding the Watershed Protection Overlay District, the erosion control, stormwater runoff and the wetlands. Mr. McDonnell reviewed the peer review process of the drainage. Sarki Sarkisian of 159 Chandler Road he owns the driving range expressed concern regarding the tree line, lighting and golf balls going over the fence. The Board scheduled a site walk at 7:00 am on May 22, 2012 and will meet in front of 800 Federal Street. On a motion by Mr. Macaux seconded by Mr. Doherty the Board voted to continue the public hearings on an application by Leggatt McCall Properties, LLC for a Modification of a Definitive Subdivision (Woodland Park), a Modification of a Major Non-Residential Project, and a Special Permit for Watershed Protection Overlay District on property located at 600-800 Federal Street until May 22, 2012 at 8:00 p.m. Vote: Unanimous (5-0)

### **Minutes:**

On a motion by Mr. Macaux seconded by Mr. McDonnell the Board voted to approve the minutes of March 20, 2012 as submitted. **Vote:** Unanimous (5-0)

## **Gregory Circle:**

Ms. Byerley reviewed her memo to the Board dated April 26, 2012. On a motion by Mr. Chiozzi seconded by Mr. McDonnell the Board voted to approve the Declaration of Gregory Circle Homeowner's Association as submitted. **Vote:** Unanimous (5-0)

#### **Dascomb Road:**

Tim Vaill, Economic Development Council (EDC), Chairman noted that the ID zoning district should be revisited to see if there should be any changes to the allowed uses. He asked if a Board member would like to be part of a working group to work with the EDC and Planning staff to see if there could be flexibility in the zoning for ID districts for a future town meeting. Mr. Chiozzi noted he is still concerned with the infrastructure for the Dascomb Rd rezoning. The Board discussed the Dascomb Road area and the businesses on River Rd. Mr. Vaill noted that the EDC group wants to work with the various Board's on economic growth and with the goal of making the town a better place to live. The Board discussed the downtown businesses and rezoning. Ms. Byerley noted at the EDC meeting she attended they discussed for every employee it helps out seven businesses. The Board following a detailed discussion of the infrastructure at Dascomb Road the Board suggested the town engineer look at the infrastructure. Mr. Macaux volunteered to act as the liaison for the Board and work with the EDC on the potential rezoning of the ID Districts.

**Adjournment:** The meeting was adjourned 9:27 p.m.